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£675



28 Brent Close, Woodbury, Exeter, EX5 1JH

**** WE ARE NOW FULLY BOOKED FOR VIEWINGS ON THIS PROPERTY ****

A well presented bright, modern one bedroom end terrace house situated in the popular village of Woodbury near Exeter. This attractive property comprises entrance hall, living room, kitchen, bathroom, enclosed rear garden and two parking spaces. 1 small pet considered. Sorry, no smokers. Council Tax B. EPC C

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Accommodation Comprising

PVCu double glazed front door with porch roof above into:

Entrance Hall

Stairs to the first floor landing, gas central heating radiator and door to:

Living Room

3.31m x 3.72m (10'10" x 12'2")
Good sized room with PVCu double glazed French door opening onto the rear garden. Gas central heating radiator, television socket and telephone point. Wall mounted consumer unit and doorway through to:

Kitchen

1.50m x 4.22m (4'11" x 13'10")
Attractive bright modern fitted kitchen comprising wood effect matching base cupboards, drawers and eye leve units with wooden handles. Wood block effect laminate work surface with inset stainless steel hot point four ring gas hob with extractor hood above. Contrasting blue and white tiled surrounds. Stainless steel sink drainer with chrome mixer tap. PVCu double glazed window to the rear aspect. Space for fridge/freezer and space and plumbing for washing machine. Wood door to understairs storage cupboard and spot lighting.

First Floor Landing

Wooden banisters, spot lighting, access hatch to roof space, working smoke alarm, built-in airing cupboard with wooden slatted shelving and doors to:

Bedroom 1

3.66m x 3.45m (12'0" x 11'3")
Spacious dual aspect room featuring PVCu fixed pane window to the front aspect and large PVCu double glazed window to the rear aspect with wood curtain pole above. Mirror fronted sliding doors to the wardrobes with hanging rail and shelving. Decorative spot lighting, gas central heating radiator and combi boiler serving domestic hot water and gas central heating.

Bathroom

With wood effect laminate flooring, white painted and tiled walls with inset blue border on tiling. Obscured PVCu double glazed window to the rear aspect, spot lighting, shelf, W.C. toilet roll holder, towel holder, soap and tooth brush holders. Close coupled W.C. and cistern with decorative shell pattern. Matching pedestal wash hand basin with two chrome taps. Panelled bath with two chrome effect taps and corner glass shelving unit. Inset chrome effect shower, chrome rail and shower curtain. Gas

central heating radiator and draw string light switch.

Front Garden

The property is approached via a paved pathway to the front door leading from the car park with two numbered spaces, to the small front garden. Lawned area and door to side gate.

Rear Garden

The property is approached via a paved pathway to the front door leading from the car park with two numbered spaces, to the small front garden. Lawned area and door to side gate.

Woodbury

Woodbury is a small village situated between Exeter and Exmouth. There are local amenities such as public houses, restaurant, primary school, post office and supermarket.

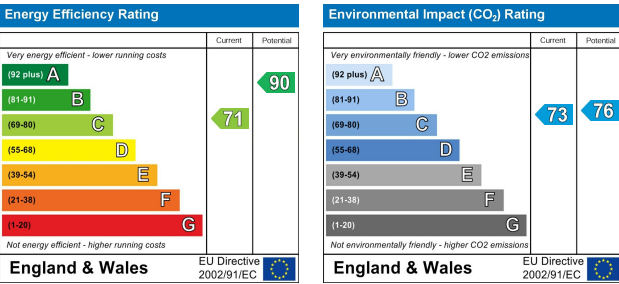
Council Tax

B

Directions

From Exeter and junction 30 of the M5 take the Sidmouth Road turning. At the next roundabout take the third exit onto the A376. At the roundabout take the first exit onto the B3179. Continue along this road and turn left into Fulford Way, then take the third left into Brent Close and the property

can be found at the top of the road on the left hand side.



Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.